City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

EARLY DESIGN GUIDANCE
ADMINISTRATIVE DESIGN REVIEW

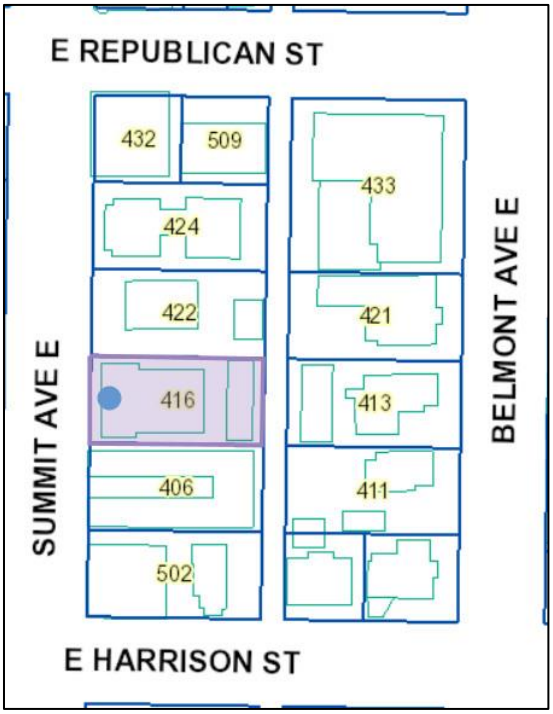
Project Number:	3026903
Address:	416 Summit Ave E
Applicant:	Bradley Khouri, B9 Architects
Date:	June 1, 2017
SDCI Staff:	Abby Weber

SITE & VICINITY

Site Zone: Midrise (MR)

Nearby Zones: (North) MR
(South) MR
(East) MR
(West) MR

Lot Area: Approx. 7,200 SF



Current Development

The site is located mid-block on the east side of Summit Ave E, between E Republican St and E Harrison St. The site contains an existing 3-story masonry apartment building, the Oriana Apartments, and a single story garaged accessed from the alley. From the western property line, the site slopes approximately 20-feet uphill toward the eastern property line.

Surrounding Development and Neighborhood Character

Existing development in the vicinity is characterized by low and midrise residential structures, of a variety of architectural styles dating from the early to mid-twentieth century. Older structures are typically constructed of masonry, while later structures are typically composed of concrete or wood frame construction. Many of the older residential structures are setback from the

street. The neighborhood is also experiencing some redevelopment. The adjacent site to the north was redeveloped as 6-story apartment building of a contemporary design.

The Broadway Ave E commercial corridor is located 4 blocks to the east, and Capitol Hill Light Rail Station is about a quarter mile away.

Access
Existing vehicular access was from the alley, to the east of the site. No vehicular access is proposed. Existing pedestrian access was from Summit Ave E. Proposed pedestrian access is from Summit Ave E and the alley.

Environmentally Critical Areas
There are no mapped Environmentally Critical Areas (ECAs) onsite.

PROJECT DESCRIPTION
Administrative Design Review Application proposing a 6-story, 19-unit apartment building (including 12 Small Efficiency Dwelling Units). Existing multifamily structure to remain. Existing garage is proposed to be demolished.

The design packet includes information presented with the Early Design Guidance application, and is available online by entering the project number at this website: http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address:	**Public Resource Center** 700 Fifth Ave., Suite 2000 P.O. Box 34019 Seattle, WA 98124-4019
Email:	PRC@seattle.gov

EARLY DESIGN GUIDANCE May 24, 2017

PUBLIC COMMENT
SDCI staff reviewed design related comments, which were received in writing and summarized below.

- Concerned that the existing apartment building is going to be demolished, and concerned with the potential appearance, height, and rents of the proposed development.
- Concerned with the proposed project size.

- Concerns with parking impacts and construction noise impacts.
- Concerned that the neighborhood character is rapidly changing.
- Concerned with view impacts from private property.
- Would like to see the proposed development limited to 4 stories, which would be in keeping with the old neighborhood character.
- Asserted that the proposed building should not be higher than the existing building, and side and rear setbacks should be maintained.
- Noted that existing buildings in the neighborhood are lowrise or midrise, and the proposed design does not fit with the existing neighborhood aesthetic.
- Concerned about proximity of the proposed development to the existing Oriana Apartment building and the impacts to daylight on the east-facing units in the existing building, the lower level west-facing units of the proposed building, and the courtyard amenity space.
- Observed that the narrow building separation impedes the usability of the amenity space, which appears to primarily function as circulation. Concerned that the building separation appears even narrower due to the proposed projecting west-facing balconies.
- Concerned that the height of the new building overwhelms the Oriana Apartment building in a way that lessens its presence as a character building along Summit Ave E. If the maximum height is to be pursued, would like to see the required setbacks be maintained in order to reduce the perceived bulk of the new development from the street and alley, and improve access to light.
- Concerned that the primary pedestrian access is from the alley, which is already too narrow, and may impact access to adjacent parking structures.
- Concerned about the requested departure from rear setback requirements, in relation to impacts on the adjacent apartment building and the buildings to the east.
- Concerned about the proposed minimal building separation and requested departure from rear setback requirements, and suggested that the departure request be granted provided that the existing 14-foot building separation is maintained.
- Comments stating that the requested departure is contrary to the intent of Design Guideline DC3 and DC3-I-iv.
- Would like to see setback departures denied.
- Would like to see the building height should be limited to 42-feet if setback departures are granted.
- Stated that adding modulation through balconies is not a sufficient design concept.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives, and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of design review.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

PRIORITIES & RECOMMENDATIONS
After visiting the site, considering the analysis of the site and context provided by the proponents, and reviewing public comment, Staff provided the following siting and design guidance.

1. **Massing:** Staff reviewed the respective merits of Option 1-B, the code compliant scheme, and Option 3, the applicant's preferred scheme, and ultimately supported a hybrid massing option that incorporates the guidance presented herein.
    a. In agreement with public comment, Staff generally supported the massing options which included preservation of the existing Oriana Apartment building onsite. Staff encouraged further study of massing moves which create compatibility between the two structures. (CS3-A-1)
    b. Staff discussed the requested departure from rear setback requirements, and related public comments. Staff was concerned about potential conflicts between vehicles and residents entering/exiting the building. Staff would be more inclined to support a departure from the required rear setback with a design that provided ample space for pedestrians at the ground level adjacent to the alley. (PL1-B-2)
    c. Staff considered the rear setback of the adjacent development to the north, which provided a 6.5-foot ground level setback and a 2.2-foot upper level setback, and agreed that the proposed project design should incorporate similar setbacks in order to achieve a better fit with neighboring buildings. (DC2-C-3)
    d. Staff supports the proposed exterior circulation as it is consistent with other building types in the vicinity. Staff is open to locating the exterior circulation within the required rear setback, provided that the design of this circulation area is highly transparent to minimize the perceived building mass. (CS2-D-1, DC2-C-2, DC2-A-2)
    e. In response to public comment, Staff strongly encourages increasing the building separation by eroding away the lower two levels of the proposed development in a manner that responds to the existing Oriana Apartment building. Staff would be more inclined to support a requested departure from reduced rear setback requirements if a larger common amenity space is provided. (PL1-B-2, DC2-A-1, DC3-C-2)
    f. Staff is inclined to support the requested departure from side setbacks above 42-feet provided that sufficient modulation and secondary architectural features are incorporated to reduce the perceived height, bulk and scale of the proposed development, and achieve a better fit with the existing, older residential context. Staff would like to see further study of the relationship of the proposed design to the immediate residential context during MUP review. (DC2-A-2, DC2-C-1, DC2-C-3)

2. **Architectural Context & Materiality:** Staff reviewed the suggested materiality of the proposed development, and how it relates to the architectural context.
    a. Staff considered public comments regarding existing neighborhood character, and noted the project design should not rely on materiality alone to achieve compatibility with the existing context. The proposed design should include building articulation, scale and proportion that responds to the immediate context, such as roof forms, detailing and fenestration patterns, etc. (CS3-A-1, CS3-I-iv)

b. Staff generally supports the design approach presented on page 28 of the EDG packet, however, is concerned that the lower two levels of the brick cladding would not be perceived from the public realm. Staff strongly recommends applying the brick cladding up to Level 4, so as to provide a clearer expression the architectural concept, strengthen the visual relationship between the old and new structures, and maintain attractive façade proportions. (CS3-A-1, CS3-I-iv, DC2-B-1, DC4-I-i)
c. Staff supports the material transition expressed in the precedent image of the Capitol Hill Public Library (page 28) as it creates visual depth and interest, while supporting the overall architectural concept. (DC2-C-1)
d. The building should be constructed of high quality, durable, and maintainable materials. Staff would like to see details of material transitions during the Recommendation phase of review. (DC4-II-i)

3. Entry Experience & Amenity Space: Staff reviewed the pedestrian experience as the building is approached from Summit Ave E or the alley, and considered the impacts of the requested departures.

a. The proposed design should include an amenity space concept that ensures interior and exterior spaces relate well to each other. Staff strongly recommends the ground level communal spaces be designed to be highly transparent in order to maximize visual connections between the alley, lobby and amenity space. (DC3-A-1)
b. Staff considered the requested departure from the required setbacks below 42-feet along the south property line, and would be more inclined to support the departure if a more spacious and accessible walkway is proposed. Staff recommends the 5-foot minimum be maintained along the walkway. (PL1-B, PL2-A-1)
c. Staff supports the pedestrian connection between the site and Summit Ave E, and agrees that pedestrian access, especially visitors, will likely most commonly occur from Summit Ave E rather than the alley. For that reason, the overall entry experience should be further developed, as the building is approached from the street. The entire approach should be designed to be welcoming, identifiable, and safe for residents and visitors, in a style that is compatible with the existing Oriana Apartment building. Signage should add visual interest to the streetscape; landscaping in the southwest corner should complement the entry; and the stairs/paving along the pathway should be well-designed and constructed of durable materials. (PL1-B-1, PL3-A, DC4-B-1, DC4-D-2)
d. Staff considered public comments regarding the use of the common amenity space for circulation, and agrees that circulation within the amenity space should be minimized. Staff otherwise supports the secondary entry from the amenity space, but would like to see a more direct approach to the entry from Summit Ave E. (PL4-A-2, DC3-C-2)
e. The design of the pathway from Summit Ave E, the common amenity space and the courtyard entry should be respectful of the privacy of the residents in the ground level units of the existing Oriana Apartment building. (CS2-D-5)
f. Staff supports the proposed location of the bike storage room adjacent to the alley. Staff agrees that bicyclists will likely most commonly access the building from the alley, therefore the alley-facing entry should be designed to maximize convenience and security for this purpose. (PL4-B-2)

g. At the Recommendation phase, Staff would like to see eye-level perspectives and cross sections documenting the entry experience from the sidewalk, along the side setback of the existing and proposed structure, within the courtyard, and from the alley. (PL1-B-1, PL3-A)
h. The existing and proposed trash storage facilities should be designed to minimize impacts on pedestrian areas and circulation. At the Recommendation phase, Staff would like to see additional information regarding how trash storage, circulation and service will function. (DC1-C-4)

DEVELOPMENT STANDARD DEPARTURES

Staff recommendation on the requested departures will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures. Staff recommendation will be reserved until the Recommendation phase.

At the time of the Early Design Guidance review, the following departures were requested:

1. **Setbacks (SMC 23.45.518.B):** The Code requires the following setbacks for lots in a Midrise zone.

    a. **Rear Setback – East Property Line:** The Code requires a 10-foot setback from a rear lot line abutting an alley. The applicant proposes no setback from the rear lot line.

    Staff would be inclined to support the requested departure provided that the building achieves a successful fit with adjacent development, and the design of the amenity space and entry experience is resolved per the guidance in this report. (PL1-B-2, DC2-A-1, DC3-C-2)

    b. **Side Setback – North Property Line:** The Code requires a 7-foot average setback and 5-foot minimum setback for portions of the structure 42-feet or less in height, and a 10-foot average setback and 7-foot minimum setback for portions of the structure above 42-feet in height. Along the north property line, the applicant proposes no setback at the first floor, and a continuous 5-foot setback at floors 2-7.

    Staff would be inclined to support the requested departure from reduced side setback requirements along the north property line, provided that there is sufficient modulation and secondary architectural features to reduce the perceived height, bulk and scale, and achieve a successful fit with adjacent development and the existing architectural context. (CS3-A-1, DC2-A-2, DC2-C-3)

c. **Side Setback – South Property Line:** The Code requires a 7-foot average setback and 5-foot minimum setback for portions of the structure 42-feet or less in height, and a 10-foot average setback and 7-foot minimum setback for portions of the structure above 42-feet in height. Along the south property line, the applicant proposes a 3.5-foot minimum setback for the full height of the building, and an average setback of 5.9-feet above Level 2.

Staff would be inclined to support a departure from reduced side setback requirements along the south property line, provided that there is sufficient modulation and secondary architectural features to reduce the perceived height, bulk and scale, and the design of the adjacent pedestrian pathway is resolved per the guidance provided herein. (PL1-B, DC2-A-2, DC2-C-3)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-B Sunlight and Natural Ventilation

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

Capitol Hill Supplemental Guidance:

CS3-I Architectural Concept and Consistency

CS3-I-iv. Materials: Use materials and design that are compatible with the structures in the vicinity if those represent the neighborhood character.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-C Parking and Service Uses

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-C Design

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

Capitol Hill Supplemental Guidance:

DC3-I Residential Open Space

DC3-I-vi. Landscape Materials: Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-C Lighting

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

Capitol Hill Supplemental Guidance:

DC4-I Height, Bulk, and Scale

DC4-I-i. Materials: Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

DC4-II Exterior Finish Materials

DC4-II-i. Building exteriors: Should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

1. Use wood shingles or board and batten siding on residential structures.
2. Avoid wood or metal siding materials on commercial structures.
3. Provide operable windows, especially on storefronts.
4. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.
5. Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.
6. The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.

DIRECTION

Staff recommends moving forward to MUP application.